



6 Nethergate, Nafferton, YO25 4LP £500,000

6 Nethergate

Nafferton, Driffield

Characterful Family Home with History

Nestled within the established grounds of what was once the grand Nether Hall estate, this enchanting former gate house, believed to date back to circa 1850, presents a rare opportunity to acquire a piece of local history.

Full of period charm and architectural interest, the property boasts a partial walled garden to both the front and rear, offering privacy, shelter, and a timeless atmosphere.

Nafferton is situated south of the A614 (Driffield to Bridlington) road and north of the Hull to Scarborough railway line. The railway station and bus service provides public transport to the neighbouring coastal market towns including Driffield which is 2 miles distant. The village has a much sought after primary school, Norman Church standing on rising ground overlooking the spring fed mere, which is a focal point in the village. Other facilities include post office, public houses and recreation ground etc.

EPC rating TBC



ENTRANCE LOBBY

19' 8" x 4' 4" (6.00m x 1.32m)

A timber door into with stained glass feature, side window, wall lighting, coat hanging and radiator.

ENTRANCE HALL

10' 9" x 12' 1" (3.28m x 3.69m)

With radiator, coving, stairs leading off, understairs cupboard, double georgian glazed door to dining room and door to lounge.

CLOAKS/ WC

4' 11" x 4' 3" (1.51m x 1.29m)

With corner hand basin and low level wc and extractor fan. Window to side elevation.

LOUNGE

14' 5" x 18' 8" (4.40m x 5.69m)

With feature stone fireplace, open fire but electric stove in situ, two radiators, two windows to side elevation, coving and ceiling rose, georgian French doors to garden.

DINING ROOM

11' 0" x 13' 9" (3.36m x 4.20m)

With window to front and side elevations, radiator, dado rail and coving.

KITCHEN

10' 10" x 13' 0" (3.30m x 3.97m)

With range of wall and base units, dishwasher and cooker, integrated under counter fridge. Tiled splash back and work surface over, ceramic sink and mixer tap, laminate flooring, oil central heating boiler and walk-in pantry. Windows to rear and side elevations.

CONSERVATORY

14' 8" x 9' 10" (4.47m x 3.00m)

A delightful bright and airy garden room with double doors to garden, tiled flooring and recently re-fitted roof.

UTILITY

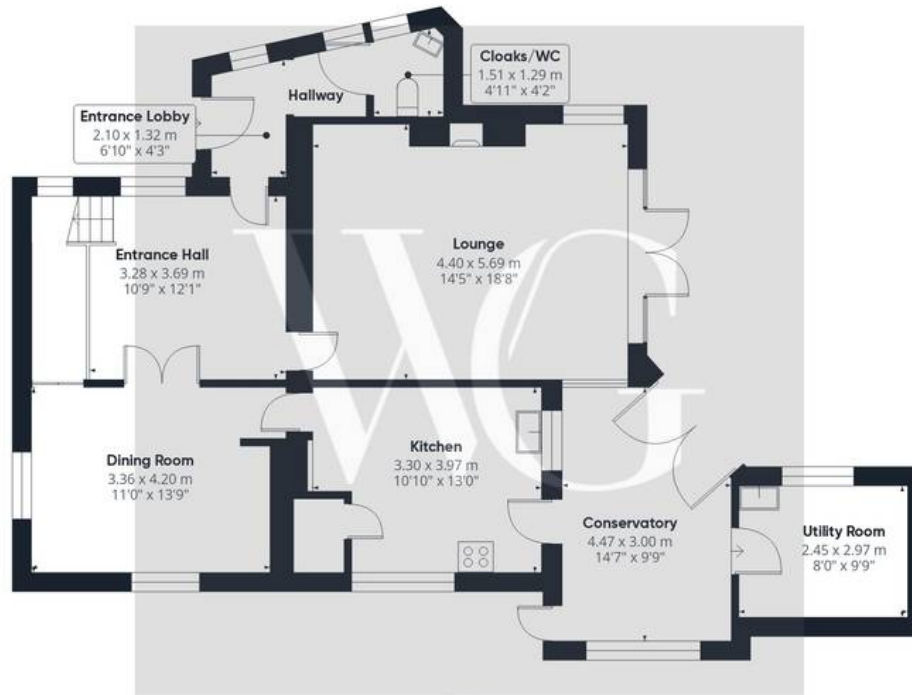
8' 0" x 9' 9" (2.45m x 2.97m)

With window overlooking the garden, sink and tap, work surface, washing machine and a 'American' fridge freezer, storage cupboards, space for tumble drier.

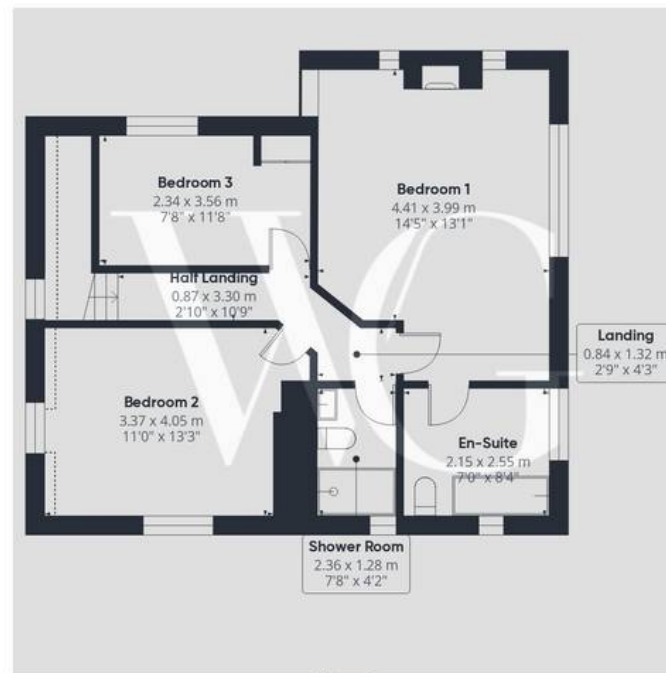








Floor 1



Floor 2

Approximate total area⁽¹⁾

150.2 m²

1617 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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